



## A branded three star Hotel

Rare opportunity to acquire a 5-star beachfront hospitality asset located on Al Marjan Island, one of the fastest-growing destinations in the United Arab Emirates. Operated by a well-established international brand, the property benefits from a strategic location near the upcoming Wynn Resort, a landmark development expected to significantly enhance the region's tourism market.

### **Key Highlights**

- 5-star beachfront hotel
- 400+ keys (rooms & chalets)
- Internationally recognized operator
- Recently developed asset with strong stabilization potential
- Significant land expansion potential
- High-growth tourism market
- Attractive returns within the premium segment
- 100% Freehold ownership

### **Strategic Upside**

Anticipated growth in regional tourism demand, strong development momentum on Al Marjan Island, and additional value creation potential through future expansion.

### **Additional Information**

Detailed investment memorandum available upon request. NDA required. Financial projections and supporting documentation accessible to qualified investors.

**Contact Toppaz Services to receive the complete Investment File  
and arrange a confidential discussion.**